

Advisory and Policy Revisions

In response to various issues, the OPWC has made a number of decisions which have been added to the online Advisories Document - <http://www.pwc.state.oh.us/GSCAdvisories.html> - and are highlighted below. Please see the Advisories Document for full context.

Appraisals

The OPWC accepts Purchase Contracts exceeding appraised value only if validated by the NRAC, and if the applicant presents documentation giving proof or evidence that the subject property is under development pressure. Such documentation may include a letter from a developer, purchase contract, or development plans. Under no circumstances shall an NRAC approve payment above appraised value if the known purpose is to circumvent rules or to cover other costs such as lost tax revenue.

Application Types

Additional language clarifies that “rights in land” include farm leases. In other words, Clean Ohio funds may be used to buy out these leases in order to protect open space.

New language also adds trails and vehicular bridges, if approved by the NRAC. Clarification prohibits the use of trails for motorized vehicles and mountain bikes.

Utility Easements

Utility easements are permitted for access such as for restrooms and lighting but must be specified in the deed restrictions, if known at time of application. Approval for utility easements after Clean Ohio restrictions are in place or for development of property blocked by the Clean Ohio protected property must be first granted by the NRAC, and will then ultimately be at the Director’s discretion.

Eligible / Ineligible Items

Language is added to clarify that funds for related development include that for educational purposes and naturalizing; however, funds may not be used for beautifying with non-native plants and formal gardens. A new section for the addition of dog parks is added but Clean Ohio funds may not be used for this purpose.

Structures

Existing cabins may be retained for use for overnight lodging, if approved by the NRAC. Any proceeds must be used to maintain the property’s conservation values.

Resolutions of Support

Resolutions of Support are not required by any applicant for an Improvements Only application.